

\$900,000 - 10315 120 Avenue, Edmonton

MLS® #E4420438

\$900,000

0 Bedroom, 0.00 Bathroom,
Multi-Family Commercial on 0.00 Acres

Westwood (Edmonton), Edmonton, AB

Over \$180K in upgrades and renovations over the past 9 years. 6-Plex on a corner lot (45.7 x 15.2 SQM) with 100% occupancy throughout. Current market rates present an opportunity to increase profit/cap rate by over 30%. Current rents may qualify for CMHC MLI Select financing, though the seller does not accept long-term financing. All tenants are month-to-month. Prime location near NAIT, Royal Alex Hospital, Blatchford, Downtown, and the Future LRT. Major upgrades: New parking/sidewalk, sewer line, boiler, hot water tank, balconies, main doors, mail lockbox, security system, additional storage, and shed. New fridges and some other appliances. Windows re-sealed and framed. Five suites partially renovated, Unit 102 fully renovated. The heating and security systems can be controlled remotely. Current rents: Four 2-bedroom units at \$1,100 Two 1-bedroom units at \$900. Rents are over 30% below market. Laundry revenue can be increased by over 50%.

Built in 1972

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4420438 |
| Price | \$900,000 |
| Bathrooms | 0.00 |



| | |
|------------|-------------------------|
| Acres | 0.00 |
| Year Built | 1972 |
| Type | Multi-Family Commercial |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 10315 120 Avenue |
| Area | Edmonton |
| Subdivision | Westwood (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5G 0S4 |

Exterior

| | |
|--------------|------------|
| Exterior | Wood Frame |
| Construction | Wood Frame |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | February 5th, 2025 |
| Days on Market | 65 |
| Zoning | Zone 08 |

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Listing information last updated on April 11th, 2025 at 11:03am MDT